

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI
JIRO A. SUMIDA

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A HELIPORT LEASE
HELICOPTER CONSULTANTS OF MAUI, INC.
DBA BLUE HAWAIIAN HELICOPTERS
LIHUE AIRPORT

KAUAI

REQUEST:

Issuance of a heliport lease to Helicopter Consultants of Maui, Inc. dba Blue Hawaiian Helicopters for the development, construction, operation, use and maintenance of a fixed base facility for Commercial Helicopter Operations at Lihue Airport.

APPLICANT:

HELICOPTER CONSULTANTS OF MAUI, INC. DBA BLUE HAWAIIAN
HELICOPTERS, a Hawaii corporation, authorized to do business in the State of Hawaii.

LEGAL REFERENCE:

Subsection 171-59(b), Hawaii Revised Statutes, as amended

LOCATION AND TAX MAP KEY:

Portion of Lihue Airport, Lihue, Island of Kauai, identified by Tax Map Key: 4th
Division, 3-5-01: Portion of 8

AREAS:

Area/Space Nos. 011-107A and -107B, containing land areas of approximately 15,000
and 16,877 square feet of improved/paved and improved/unpaved general aviation land,
respectively, as shown and delineated on the attached exhibit labeled Exhibit C.

ITEM M-1

BLNR – Issuance of Heliport Lease
Helicopter Consultants of Maui, Inc.
dba Blue Hawaiian Helicopters

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ZONING:

State Land Use: Urban
County: Industrial (IG-STP)

LAND TITLE STATUS:

Section 5(a), Hawaii Admissions Act

DHHL, 30% entitlement lands Yes ☐ No ☒

CURRENT USE STATUS:

Airport purposes

CHARACTER OF USE:

Development, construction, operation, use and maintenance of a fixed base facility for
Commercial Helicopter Operations

TERM OF LEASE:

Fifteen (15) years

LEASE COMMENCEMENT DATE:

January 1, 2009

ANNUAL LAND RENTALS:

Lease years 1-5:	\$64,578.60
Lease years 6-10:	\$74,265.39
Lease years: 11-15:	\$85,405.20

REOPENING OF ANNUAL LAND RENTALS:

None

PERFORMANCE BOND:

Sum equal to the annual land rentals in effect

MINIMUM IMPROVEMENTS REQUIREMENT:

The Lessee shall, within twelve (12) months after the commencement date of the Lease, invest the sum of not less than \$150,000.00 for upgrading and improving the leased premises and constructing fixed base facility improvements and other accessory leasehold improvements on the leased premises. The upgraded and improved leased premises and fixed base facility and other accessory improvements shall be constructed in accordance with construction plans, drawings, and specifications approved by the Department of Transportation, Airports Division, in writing, prior to the commencement of any construction work.

ANNUAL LAND RENTAL COMMENCEMENT:

The annual land rental payable to DOT shall commence on the day the lessee physically occupies the premises (beneficial occupancy) or one year from the effective date of the lease, whichever occurs sooner.

PROPERTY CHARACTERISTICS:

Utilities: All utilities are available at the site

Improvements: Helicopter Consultants of Maui, Inc. dba Blue Hawaiian Helicopters desires to develop, construct, operate, use and maintain a fixed base facility for Commercial Helicopter Operations on the proposed leased premises.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

The subject land areas are covered by the Environmental Assessment for Lihue Airport Ahukini Road Realignment and General Aviation Subdivision dated March 6, 1997. This Environmental Assessment evaluated the environmental effects of the recommended Airport Plan to realign Ahukini Road and the development of a General Aviation Subdivision. The assessment was prepared by the State of Hawaii, Department of Transportation, Airports Division.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO <u> </u>
Registered business name confirmed:	YES <u>X</u>	NO <u> </u>
Good standing confirmed:	YES <u>X</u>	NO <u> </u>

BLNR – Issuance of Heliport Lease
Helicopter Consultants of Maui, Inc.
dba Blue Hawaiian Helicopters

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REMARKS:

In accordance with Section 171-59(b), HRS, relating to Management and Disposition of Public Lands and relating specifically to Disposition by Negotiation, the Department of Transportation proposes to issue a heliport lease to Helicopter Consultants of Maui, Inc. dba Blue Hawaiian Helicopters for the purpose of developing, constructing, operating, using and maintaining a fixed base facility for Commercial Helicopter Operations.

RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a heliport lease to Helicopter Consultants of Maui, Inc. dba Blue Hawaiian Helicopters, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and, (3) review and approval of the Department of the Attorney General as to the lease form and content.

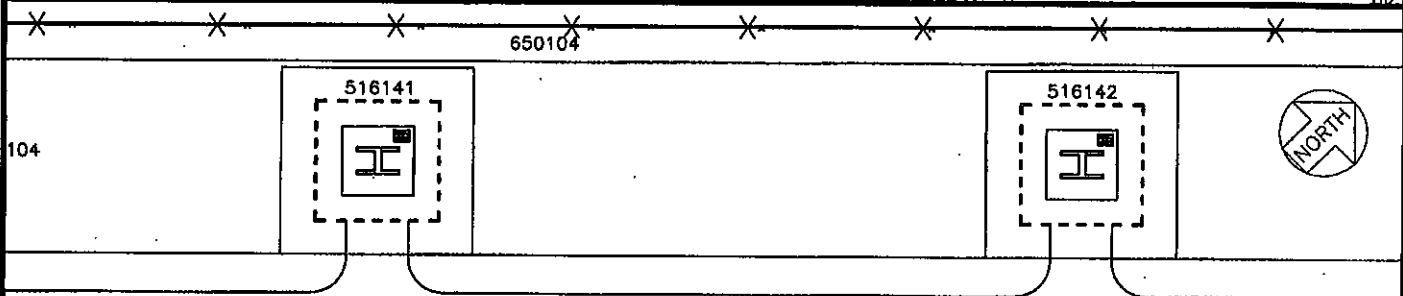
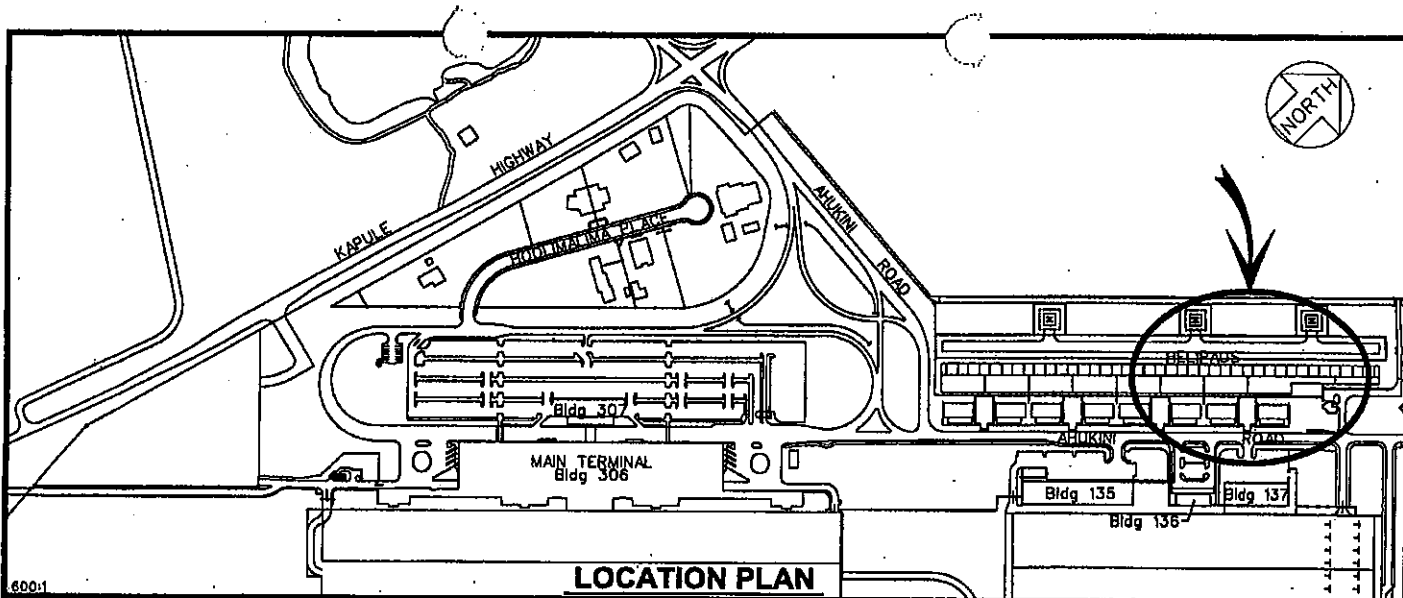
Respectfully submitted,



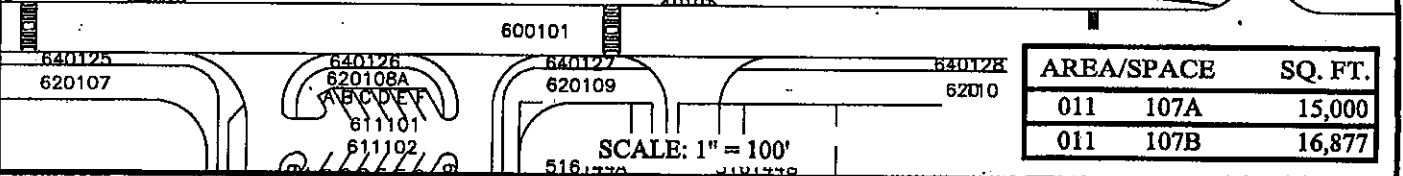
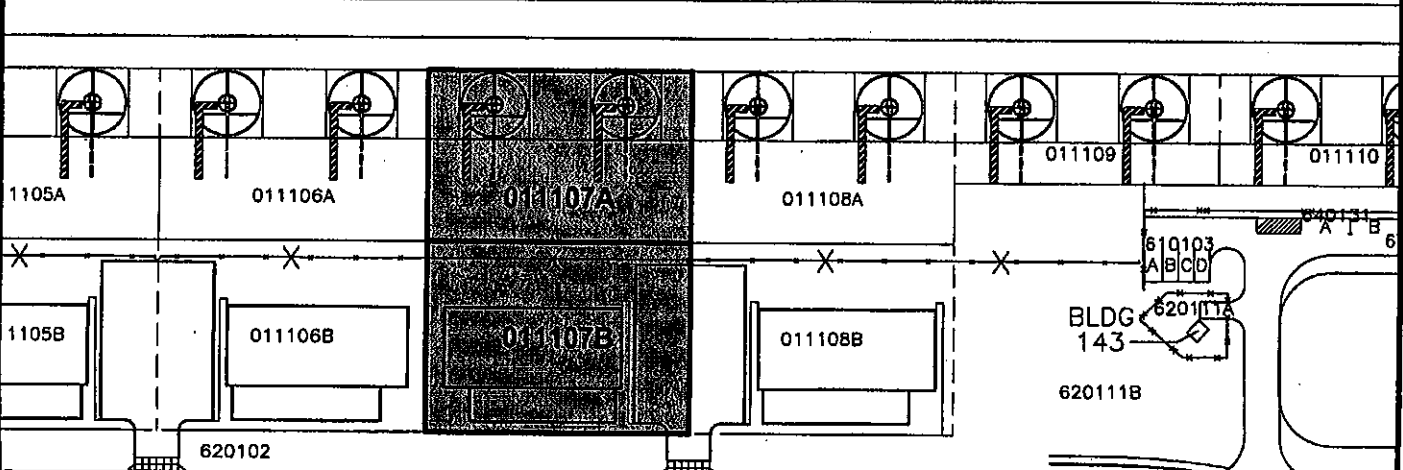
BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL:


LAURA H. THIELEN
Chairperson and Member



516143



DATE : SEPTEMBER 2008 EXHIBIT: C

<p>Department of Transportation Airports Division</p>	<p>HELICOPTER CONSULTANTS OF MAUI, INC. dba BLUE HAWAIIAN HELICOPTERS</p>	<p>HELIPORT LOT</p>	<p>011107A 011107B PLATS B1, 35</p>
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LIHUE AIRPORT

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